

DRAFT
MANSFIELD ZONING BOARD OF APPEALS – REGULAR MEETING
MINUTES
SEPTEMBER 14, 2016

Chairman Accorsi called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members – Accorsi, Brosseau, Katz, Stearns

Alternate – Litrico

Absent: Member – Welch

Alternate – Ward

WILLIAM BRIGGS – 7:00 P.M.

Litrico acted as voting member of the Zoning Board of Appeals for this hearing.

To hear comments on the application of William Briggs for a Special Exception of Art X E for an addition of attached 26' x 30' 2 car garage to an existing single family dwelling in flood hazard area at 27 Briarcliff Rd.

Mr. Briggs said they are proposing to build a 2-car garage with living space of approximately 26' x 6' for laundry area. The property is 6 ½' above flood elevation with no mechanicals below that. The basement is 1 ½' below the flood line. The house was built before 1979.

Neighbor, Mark Granville, said that the house has never flooded.

A Neighborhood Opinion Sheet was submitted showing no objections from abutters and certified receipts were received showing mailings sent to those abutters that did not sign.

BUSINESS MEETING

Brosseau made a motion to approve the application of William Briggs for a Special Exception of Art X E for an addition of attached 26' x 30' 2 car garage to an existing single family dwelling in flood hazard area at 27 Briarcliff Rd, as shown on submitted plan.

In favor of approving application: Accorsi, Brosseau, Katz, Litrico, Stearns

Reasons for voting in favor of application:

- Addition would enhance property
- Would not adversely affect the public health, welfare and safety of town

Application was approved.

APPROVAL OF MINUTES FROM FEBRUARY 10, 2016

Brosseau moved to approve the minutes of February 10, 2016 as presented.

All in favor.

ADJOURNMENT

Meeting was adjourned at 7:17 P.M.

Respectfully Submitted,

Richard Brosseau
Secretary